

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
T'S NAILS HOME OCCUPATION (HO2004-0014) &
SHARED PARKING AGREEMENT (PD2004-0005)**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the application as identified below:

- **All eleven (11) criteria are applicable to the submitted Home Occupation application, HO2004-0014.**

1. *All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.*

This application relates to a Home Occupation located in an existing residential dwelling. The dwelling was constructed in 2003-2004 within the Meridian Village subdivision plat. The subdivision was constructed in accordance with City development standards. Those standards include all critical facilities. The critical facilities and services installed at the time of construction will support the proposed home occupation without any improvements. The streets currently in place would support any possible traffic impacts the proposed home occupation would place on the transportation system. The proposal does not modify the public facilities and services that are in existence.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

2. *Essential facilities and services are available or can be made available prior to occupancy of the development. In lieu of providing essential facilities and services, a specific plan strategy may be submitted that demonstrates how these facilities, services, or both will be provided within five years of occupancy.*

In regard to utility infrastructure, adequate public facilities exist and in accordance with City site development standards. The private residence that the home occupation will be located in already has sanitary sewer and public water lines connected to the public system.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

3. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance which shall be already approved or considered concurrently with the subject proposal.*

The applicant is proposing to operate a nail salon service for clients in their owner occupied residential dwelling unit. The Development Code allows Home Occupations in the Station Community – High Density Residential: SC-HDR) zone (Section 20.20.20.2.A.9). Home Occupation Two permits are allowed in the SC-HDR zone within the City of Beaverton so long as specific thresholds are met. All site development requirements have been reviewed and staff has concluded that all the requirements meet current City standards for that zoning designation; therefore all site development requirements including minimum lot size, dimensions, and setbacks are consistent with all applicable provisions of Chapter 20 (Land Uses).

FINDING: Therefore, staff finds that the proposal meets the criteria for approval.

4. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Regulations) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Regulations) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.*

Transportation:

No additional street right-of-way or improvements are required with the current Home Occupation Two application. The proposed Home Occupation is located on a newly constructed private tract, within the Meridian Village Subdivision.

Parking Standards of Section 60.30

Parking standards as required in Section 60.30.10.5 have been met. The primary dwelling unit is required to have a minimum of 1 parking space per unit. The dwelling unit was originally built with a garage that can store one vehicle without a driveway. In the event that clients arrive in their vehicles, they will need to park off-street in another manner approved by the City. The applicant has applied for a Shared Parking agreement with the home owner's association to allow vehicles to be parked at an assigned visitors stall at the development. By the approval of this second application, the home occupation will comply with City policy with regard to off-street parking. Thus, maintaining the code standards set in Section 60.30.10.5.

With consideration to bicycle parking, no bicycle parking is required for the primary residence or the proposed Home Occupation. Thus, the requirement for bicycle parking is currently met according to Section 60.30.10.5.

FINDING: Therefore, staff finds that by meeting the Conditions of Approval the proposal meets the criterion for approval.

5. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency;*

The location of the Home Occupation within the residential dwelling unit does not affect the ability of the property owner to accomplish necessary private maintenance. Due to the nature of the proposal, the owner will be able to maintain the site as a fully functional residence. The Home Occupation will not affect maintenance of public facilities by the City.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

6. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site.*

The Home Occupation is contained within a residential dwelling unit. All pedestrian and vehicular patterns have been constructed and are in conformance with all Development Code Sections during time of the original construction of the dwelling unit.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

7. *The on-site vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner.*

The Home Occupation is contained within a residential dwelling unit. All pedestrian and vehicular patterns have been constructed and are in conformance with all Development Code Sections during time of the original construction of the dwelling unit. The driveway connects with a private tract within the Meridian Village development where the residents and clients to the home occupation are able to enter and exit the site, constant with this approval criterion.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

8. *Structures and public facilities and services serving the site are designed in accordance with adopted City codes and standards at a level which will provide adequate fire protection, including, but not limited to, fire flow, and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;*

The applicant does not propose any change to the residential dwelling unit with regard to a change of occupancy classification on the site. The primary use of the site will continue to be classified as attached residential dwelling unit. Tualatin Valley Fire and Rescue has concluded that the Home Occupation will not change their abilities to provide adequate fire protection insofar as fire apparatus access or firefighting water supplies is concerned. Other site safety elements such as street lighting and private illumination are adequately provided. Therefore, the Committee find that the site design provides adequate public facilities and will minimize crime and accident.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

9. *Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

No grading will take place on site. All construction grading has been carried out during time of the original house construction. The applicant does not propose and new grading to accommodate the proposed Home Occupation.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

10. *That access and facilities for physically handicapped people are incorporated into the site and building design, with particular attention to providing continuous, uninterrupted access routes.*

The primary use at this site will continue to be classified an attached residential dwelling unit, with no change of occupancy classification to take place. In which case, the Home Occupation will be exempt from all applicable accessibility requirements as administered through the Uniform Building Code.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

11. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

The applicant has supplied all applicable submittal requirements, as specified in Section 50.25.1. Therefore, the project proposal meets the criterion for approval.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.